

QA-639
109 Riverview Road
Stevensville Vicinity
Queen Anne's County, Maryland

Constructed ca. 1930, ca. 1950, ca. 2003
Private

Located on the east side of Montague Avenue at the northern tip of Kent Island, 117

Riverview Road is a heavily modified side-gabled house with additions on the south and east. What started as a very simple vernacular cottage has been altered into a large Z-shaped conglomeration. A non-contributing front-gable wood-frame garage is located on the southwest corner of the property.

The house at 117 Riverview Road is significant for its association with summertime residents who vacationed at Love Point during the first half of the 20th Century.

The house at 117 Riverview Road is a modest vernacular home, built in a very inexpensive style that suited the simple tastes of part-time summer residents. Like many homes in Love Point, subsequent owners expanded the original footprint as demands for space increased, reflecting the changing needs of American consumers in the post-WWII period.

Inventory No. QA-639

1. Name of Property (indicate preferred name)

historic "The Gerald and Alice Harrington Residential Property" (from QAC deed ASG 19/324)

other 109 Riverview Road (preferred)

2. Location

street and number 109 Riverview Road not for publication

city, town Stevensville X vicinity

county Queen Anne's

3. Owner of Property (give names and mailing addresses of all owners)

name William L. and Joan F. Atwell

street and number	109 Riverview Road	telephone	410-643-3670
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city, town	Stevensville	state	MD	zip code	21666
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4. Location of Legal Description

courthouse, registry of deeds, etc.	Queen Anne's County Courthouse	liber	CWC 43	folio 65
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city, town	Centreville	tax map	41	tax parcel	6	tax ID number	04-001877
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5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other:

6. Classification

Category	Ownership	Current Function		Resource Count	
_____ district	_____ public	_____ agriculture	_____ landscape	Contributing	Noncontributing
<u> X </u> building(s)	<u> X </u> private	_____ commerce/trade	_____ recreation/culture	<u> 1 </u>	_____ buildings
_____ structure	_____ both	_____ defense	_____ religion	_____	_____ sites
_____ site		<u> X </u> domestic	_____ social	<u> 1 </u>	_____ structures
_____ object		_____ education	_____ transportation	_____	_____ objects
		_____ funerary	_____ work in progress	<u> 2 </u>	_____ Total
		_____ government	_____ unknown		
		_____ health care	_____ vacant/not in use		
		_____ industry	_____ other:		
				Number of Contributing Resources previously listed in the Inventory	
				0	

7. Description

Inventory No. QA-639

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The property at 109 Riverview Road consists of a cross-gable 1½ story bungalow with fully engaged porch on the east elevation – originally the front façade – and a shed-roofed entry porch on the west. A contributing garage structure is located between the house and the lane by which the property is accessed.

NOTE: The property owners did not give access to the site, so the following description is based on photos and observation from Riverview Road and the two surrounding properties.

The house is built on an ashlar-faced cement block foundation that extends three courses above grade. Removable wood lattice access panels are located on the north and south sides of the house, and access to what is assumed to be a partial basement is through a very small gable-roofed doorway on the north. The foundation of the engaged porch on the east elevation is ashlar cement block piers with diagonal cedar lattice panel vents. The entire house has been sheathed with aluminum lap siding and louvered shutters. The original fenestration in the house is vertically-paned 4/1 wood sash windows, but the windows on the water-facing east side are aluminum clad sliders in the engaged porch and aluminum clad 1/1 casements in the large dormer above the porch. All of the roof eaves have been boxed in with aluminum soffit material. Original triangular 4x4" wood brackets support the flying rafters on the north and south gable ends of the main block and the four dormers on all four sides. The ends of the top member of the brackets are partially covered by the aluminum fascia sheeting, which indicates that the brackets originally protruded past the fascia, and the fascia was notched over the brackets. Triangular pieces of aluminum have been applied over the two sides of the brackets to help minimize maintenance. The roof is covered with 3-tab asphalt shingles.

The entry porch on the west elevation was constructed on pier foundations, but the gaps between the piers have been closed in with matching ashlar cement block. The entry porch extends across the northern half of the main block, and is accessed via a brick porch with brick knee-walls on the left and right. The entry door is on the right, with a short 4/1 wood sash window on the left. Two 4/1 sash windows are located on the south side of the porch, but none in the left (north). One 4/1 sash window is located in the southern bay of the main block not covered by the entry porch. The west-facing roof of the main block is hipped, with a small gabled dormer with a single 4/1 sash window.

The north and south elevation of the main block are fenestrated with 4/1 sash windows. The east-facing gable roof has small dormers matching the dormer on the west elevation. Visible from both sides of the house is a square brick chimney centered in the peak of the west-facing hipped roof, just west of the north-south gable.

The engaged porch on the east elevation is accessed via wood steps without handrails. A new aluminum storm door is located in the center of the porch, and aluminum sliding glass windows have been installed above the knee-walls that must have been original to the porch. Scuppers running the length of the left and right knee-walls show that the knee-walls are original, and that the scuppers were installed to drain rainwater that entered the porch through the original screen panels. Tapered half-pilasters are located at the exterior corners and on either side of the porch. These are capped with ogee wood crown molding.

The contributing garage is a front-gabled single-story two-bay wood frame structure. The building is on grade so that its foundation could not be identified. The garage is sheathed with vertical planking, open eaves, and the roof is covered with 3-tab asphalt shingles. The gable front faces south, and has barn sliding doors made from the same plank siding. One 4/1 sash window is located in the center of the north-facing gable, along with an entry door on the far left.

8. Significance

Inventory No. QA-639

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history	
	<input type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other: _____	
Specific dates	1946	Architect/Builder	unknown		
Construction dates	1946				
Evaluation for:					
<input type="checkbox"/> National Register		<input type="checkbox"/> Maryland Register		<input checked="" type="checkbox"/> not evaluated	

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The bungalow at 109 Riverview Road was built in 1946 as a home for Gerald and Alice Harrington.¹ The house is possibly a kit home, perhaps Sears or Montgomery Ward & Co. The house incorporates many classical features that distinguish bungalows, including the full porch across the front façade, gabled dormers, triangular braced roof supports, tapered half-pilaster support porch columns, and multi-pane sash over one large pane.² The front of the house was oriented towards a road that was never built – Riverview Road – due to severe erosion that washed away properties on the other side of that road. Bungalows were an inexpensive and highly popular option for people with limited incomes. A national craze for bungalows peaked in the 1920s and 30s, but these simple homes continued to appeal to consumers until the post-WWII era, when the ranch house took over in popularity.³

Love Point was a prime destination for summer vacationers of the late 19th and early 20th centuries, particularly from Baltimore, who sought respite from hot, overcrowded city life. The construction of the Love Point Hotel ca. 1900 created an opportunity for two large developers, who subdivided what had been farmland into hundreds of small building lots intended for vacation homes. However, a combination of fluctuating market conditions, substantial land erosion due to storms, and the discontinuation of ferry and train service prior to World War II led to stagnant sales. During the economic downturn of the 1930s and '40s, many owners were forced into foreclosure for unpaid property taxes. As highways leading to Atlantic beaches improved, travelers opted to drive themselves rather than take the combination of ferry and train via Love Point. Love Point was all but forgotten in the latter half of the 20th century, but property prices in the area have risen sharply in the last decade due to the demand in waterfront property.

¹ Queen Anne's County Courthouse. Deed Volume ASG 15 liber 209.

² McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Knopf, 2002. 454-55.

³ Clark, Clifford E. The American Family Home: 1800-1960. Chapel Hill: UNC Press, 1986. 171-192.

9. Major Bibliographical References

Inventory No. QA-639

Clark, Clifford E. *The American Family Home: 1800-1960*. Chapel Hill: UNC Press, 1986.
"Era to Pass With Last Puff of Smokey Joe." *Washington Post*, 31 August 1947. Page M7.
Fifteenth Census of the United States: 1930.
Freedman, Janet. *Kent Island: The Land That Once Was Eden*. Baltimore: Maryland Historical Society, 2002.
"I Remember When . . .": Folk History of Queen Anne's County." *Centreville: Queen Anne's Record Observer*, 1985.
McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf, 2002.
Tilghman, Mary K. "The Love Point Hotel," in *The Last Hotel: Eastern Shore Summers and a Vanished Way of Life*. Wye Mills, Md.: Chesapeake College Press, 1985.

10. Geographical Data

Acreage of surveyed property .37 acres
Acreage of historical setting _____
Quadrangle name Love Point

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The property consists of the original metes and bounds of Lot 12 in Block 1 as laid out by the Love Point Land and Improvement Co. in 1911, filed in Queen Anne's County Land Records liber SS 7, folio 590-591.

11. Form Prepared by

name/title	Kees de Mooy and Amanda R. Apple, Historic Preservation Planner		
organization	QA Co. Dept. of Land Use, Growth Management & Environment	date	8/4/2008
street & number	160 Coursevall Drive	telephone	410-758-1255
city or town	Centreville	state	Maryland

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. QA-639

Name 109 Riverview Road
Continuation Sheet

Number 9 Page 1

July 31, 1969	CWC 43/65 Transfer to William L. Atwell and Joan F. Atwell, his wife From Robert D. Grace and Patricia B. Grace, his wife Lot 12, Block 1 Ref: Plat of Love Point Land & Improvement Co. SS7/590-591
Dec. 16, 1967	CWC 32/176 Transfer to Robert D. Grace and Patricia B. Grace, his wife From John R. Cooper and Marcella C. Cooper, his wife Ref: Plat TSP 49/425 (see next deed)
Aug. 3, 1959	TSP 49/418 Transfer to John R. Cooper and Marcella C. Cooper, his wife From Pansy Lemmel, widow
April 10, 1948	ASG 19/324 Transfer to William H. Lemmel and Pansy Lemmel, his wife From Benjamin F. Shawn and Charlotte A. Shawn, his wife "The Gerald and Alice Harrington Residential Property," improved by a framed dwelling house and garage" Surveyed Aug. 7, 1943 Note: Charlotte A. Shawn was previously Charlotte A. Klef (see below)
Sept. 25, 1946	ASG 15/209 Transfer to Charlotte A. Klef From Gerald Harrington and Alice Harrington, his wife \$9,000
June 17, 1937	WHC 5A/145 Transfer to Gerald Harrington and Alice Harrington, his wife From Lillie E. Diggs Lot 12, Block 1
Feb. 18, 1932	BHT 14/190 Transfer to Lillie E. Diggs From Laurence S. Kaufman
Feb. 18, 1932	BHT 14/189 Transfer to Laurence S. Kaufman From Lillie E. Diggs
June 3, 1925	BHT 3/497 Transfer to Lillie E. Diggs From Thomas H. Stayton and Florence M. Stayton, his wife \$450 for Lot 12, Block 1 and property on E. side of Riverview

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. QA-639

Name 109 Riverview Road
Continuation Sheet

Number 9 Page 2

Note: Thomas H. Stayton was President of Love Point Land & Improvement Co.

Nov. 3, 1916

WFW 9/454

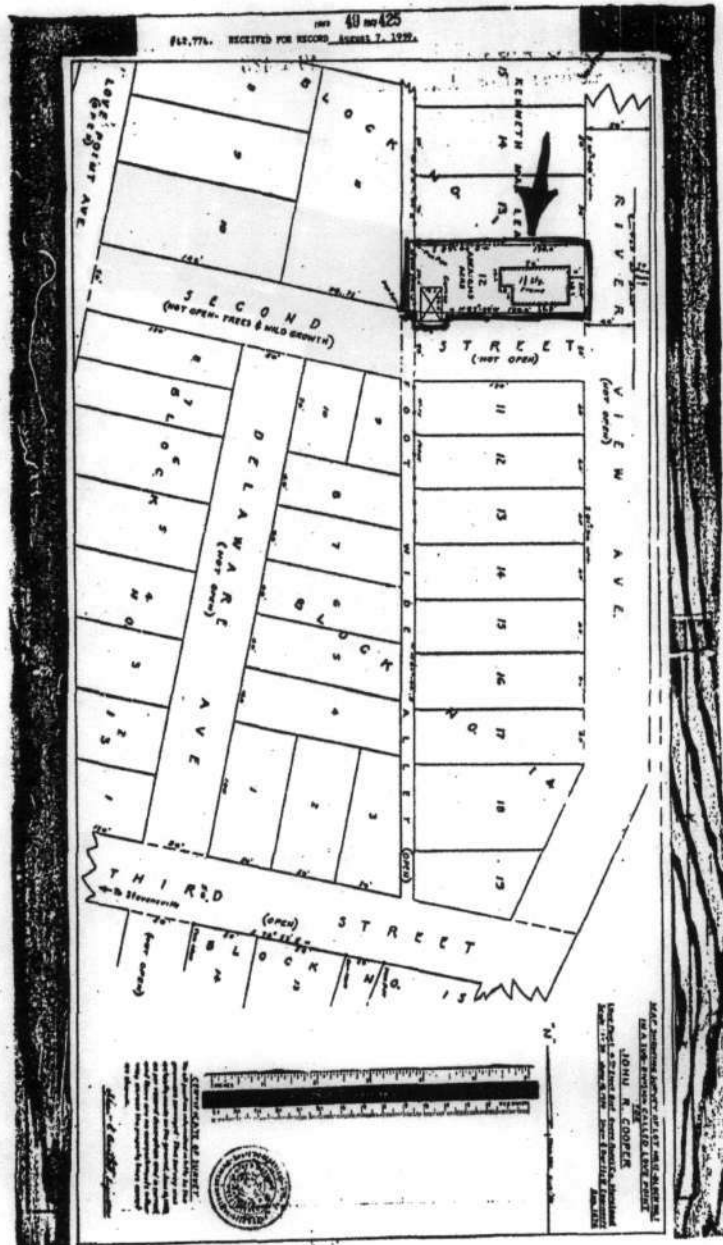
Transfer to Thomas H. Stayton and Florence M. Stayton, his wife
From H. Warren Shank and Katherine E. Shank, his wife
\$600

QA-639 – 109 Riverview Road

Stevensville vicinity, Queen Anne's County

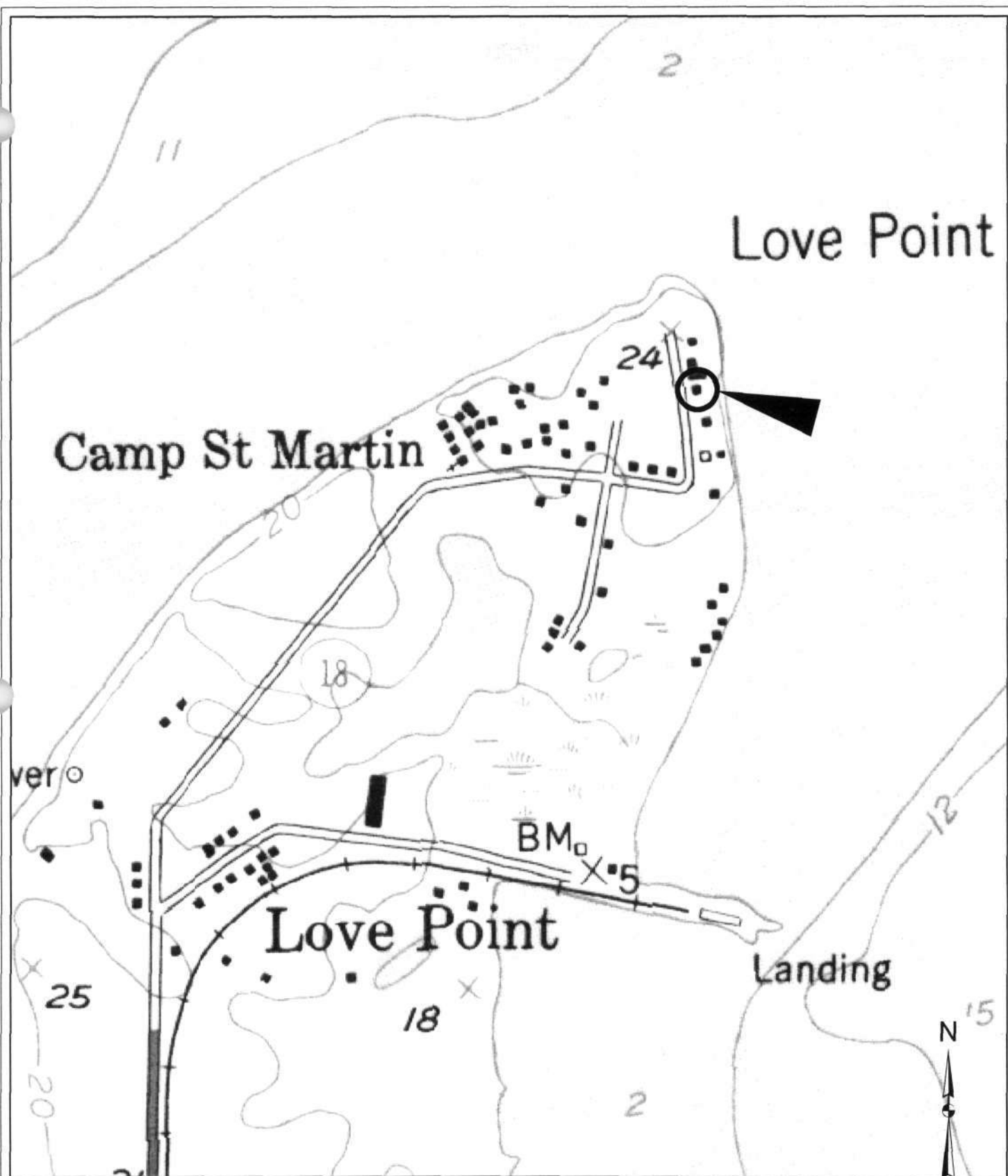
1959 Plat with building locations filed in Queen Anne's County Land Records

Liber TSP 49, folio 425



QA-639 - 109 Riverview Road
Stevensville vicinity, Queen Anne's County
1910 Plat filed by Love Point Land and Improvement Company
In Queen Anne's County Land Records, liber SS 7, folio 590-91





QA - 639
109 Riverview Road
Stevensville Vicinity, Queen Anne's County Maryland
Love Point, Maryland Quadrangle (1:24,000)

Photo Log

QA-639 – 109 Riverview Road

Photos taken July 23, 2008

By Amanda Apple, Historic Preservation Planner

Queen Anne's County, MD

Photos printed on Epson Premium Glossy Paper with Epson UltraChrome pigmented inks

File Name(s)	Description
QA-639_2008-07-23_01 QA-639_2008-07-23_01.NEF QA-639_2008-07-23_01.TIF	East (front) façade and south elevation
QA-639_2008-07-23_02 QA-639_2008-07-23_02.NEF QA-639_2008-07-23_02.TIF	West elevation and south (rear) elevation
QA-639_2008-07-23_03 QA-639_2008-07-23_03.NEF QA-639_2008-07-23_03.TIF	North and west elevations
QA-639_2008-07-23_04 QA-639_2008-07-23_04.NEF QA-639_2008-07-23_04.TIF	North elevation
QA-639_2008-07-23_05 QA-639_2008-07-23_05.NEF QA-639_2008-07-23_05.TIF	Garage next to road



QA-639

109 Riverview Rd., Stevensville
Queen Anne's Co., MD

QAC Dept. of Land Use, et al - July 2008
MD SHPO

East facade & south elevation

1 of 5



QA-639

109 Riverview Rd, Stevensville

Queen Anne's Co, MD

QAC Dept. of Land Use, et al

July 2008

MD SHPD

West & south elevations

2 of 5



QA-639

109 Riverview Rd., Stevensville

Queen Anne's Co., MD

QAC Dept. of Land Use, et al.

July 2008

MD SHPD

North & west elevations

3 of 5



QA-639

109 Riverview Rd., Stevensville

Queen Anne's Co., MD

QAC Dept. of Land Use, et al.

July 2008

MD SHPO

North elevation

4 of 5



QA-639

109 Riverview Rd., Stevensville

Queen Anne's County, MD

QAC Dept. of Land Use, et al.

July 2008

MD SHAPO

Garage next to road

5 of 5